

FINDINGS – EXHIBIT A
DRC2012-00118

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involves the construction of a new family residence on an existing single family residence lot in a previously developed and urbanized area. The mitigation for the impact to the ten (10) oak trees and nine (9) Monterey pine trees will require fifty-seven (57) oaks and thirty (30) Monterey pines to be replanted off-site with an agreement with Greenspace to ensure the feasibility of the tree survival. The applicant submitted a Preliminary Archaeological Reconnaissance (Archeological Consulting; May 2, 2013) which concluded that the project would not impact archaeological or historic resources.

Minor Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan because a single-family residence is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Environmentally Sensitive Habitats, Public Works, Coastal Watersheds, Hazards, and Visual and Scenic Resources.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed residential residence will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Chester Lane, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project site is not located adjacent to the shoreline and would not interfere with established beach access in the surrounding community.

Archaeology

- H. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no indications of prehistoric resources or early historic archaeological resources were found during the preliminary surface survey.

ATTACHMENT 1

Sensitive Resource Area

- I. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because tree removal has been minimized, and if trees are removed, they will be replaced on a 4:1 ratio for Monterey Pines and 6:1 ratio for oaks.
- J. As designed, natural features and topography have been considered in the design and siting of all proposed physical improvements.
- K. The proposed clearing of topsoil and trees is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.
- L. The soil and subsoil conditions are suitable for any proposed excavation and site preparation, and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.

Environmentally Sensitive Habitat

- M. There will be no significant negative impact on the identified sensitive habitat, and the proposed use will be consistent with the biological continuance of the habitat as the project has been designed to avoid impacts to the maximum extent feasible. The project is conditioned to replant thirty (30) Monterey pine and fifty-seven (57) oak trees to mitigate its impact to the existing trees on site. Due to insufficient area exists on site to feasibly plant all replacement trees, the applicant will replant all eighty-seven (87) trees off-site through an agreement with Greenspace (October 29, 2013). Four selected parcels (APN 013-141-020, -021, -022 and 024-202-010) were identified to receive the new trees prior to final inspection of the residential development.
- N. The proposed use will not significantly disrupt the habitat, as the property is located within an existing urban developed neighborhood.